

**City of Eau Claire  
Plan Commission Minutes**

**Meeting of May 18, 2015**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Larsen, Pederson, Granlund, Seymour, Radabaugh, Brenholt  
Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Ivory, Noel, Genskow

The meeting was chaired by Mr. Weld.

**1. CERTIFICATE OF APPRECIATION – John Hibbard**

The commission postponed this item due to Mr. Hibbard not being present.

**2. ELECTION OF OFFICERS – 2015**

Ms. Mitchell moved to approve Mr. Radabaugh as secretary. Mr. Pederson seconded and the motion carried. Ms. Mitchell moved to approve Ms. Ebert as vice chair. Mr. Pederson seconded and the motion carried. Mr. Larsen motioned to approve Mr. Weld as chair. Mr. Seymour seconded and the motion carried.

**3. REZONING (Z-1560-15) - TR-1A to R-1, Harless Road area; and  
PRELIMINARY PLAT (P-2-15) – Hidden Meadow Subdivision**

Mr. Tufte presented a request to rezone property from temporary R-1A to R-1 and to approve the preliminary plat for Hidden Meadows subdivision. The location is at the southeast corner of Harless Road and Drier Road. The 15-acre development is for 45 single-family homes. There are two phases; interior lots are proposed first with exterior lots second. Low-density residential is appropriate for this area per the City's Comprehensive Plan. The surrounding area contains single-family homes. Right-of-way needs to be dedicated for future roads as part of final plats.

Applicant, Steve Wiggins with SW Land Holdings spoke in favor of the project and said they would follow the conditions of the staff report.

H. Stephen Quinn, 4222 Harless Road, had concerns with the number of homes and the amount of garage doors being proposed. He was also concerned with the existing Harless Road dead-end street being connected for through traffic.

Derek Calomeni, 4424 Harless Road, shared the same concern that Harless Road should not be connected via the proposed Hidden Meadow Street. He was concerned with pedestrian safety in the area and appealed for no through connection.

Mr. Tufte stated it is City policy to make the street connecting for public safety access and for utilities. Homeowners will likely use the street that they live on and not use the connection.

Mr. Granlund moved to recommend approval of the rezoning. Mr. Larsen seconded and the motion carried. Ms. Mitchell moved to recommend approval of the preliminary plat subject to staff conditions. Mr. Pederson seconded and the motion carried.

4. **CONDITONAL USE PERMIT (CZ-1506) – Ground Floor Apartment, 534 Water Street**

Mr. Tufte presented a request to allow a ground floor dwelling unit in a CBDP and C-2 zoning district at 534 Water Street. Required parking has been met on site. The dwelling unit is proposed at 43 feet back of the front so commercial space can still occur.

Applicant, Ed Garlick, EDJ Rentals LLC, stated the previous tenant has moved out and they would like to move their office up front and convert the back to residential. A second door on the ground floor is not needed per building code and windows can serve as a second exit.

Helene Smiar, 320 Broadway Street, of the Historic Randall Park Neighborhood, had no objections.

Mr. Brenholt moved to approve the conditional use permit subject to staff conditions. Mr. Seymour seconded and the motion carried.

5. **CERTIFIED SURVEY MAP (CSM-4-15) – North Shore Drive, Town of Seymour**

Mr. Tufte presented a request to approve a Certified Survey Map for two lots on the south side of North Shore Drive, in the Town of Seymour. The proposed lot split is within the urban sewer service area. Nearest utilities are located about two miles away. The Commission may grant a waiver to the 10 acre-lot size agreement with the town based on meeting certain criteria. Proposed lots are 1.68 and 0.85 acres. Lots to the west are similar in size and the two new lots will be smaller than the lots to the east and across the road to the north.

Applicant, Peter Gartmann with Real Land Surveying, stated they are not creating any precedent because the lots along the lake are similar in size. The development also lessens pressure on land being developed farther outside the city.

Mr. Pederson moved to approve the CSM. Mr. Larsen seconded and the motion carried.

6. **SITE PLAN (SP-1201 Amd) – 318 N. Dewey Street**

Mr. Tufte presented a request to amend the site plan for a mixed use building that is nearly complete. The site plan was approved about a year ago. The building elevation on the north wall is being changed from a brick façade to one that is painted.

Applicant, Everett Blakely of 767 Second Avenue, requested to be able to paint the north wall because costs of the building have gotten to be more than anticipated. He would paint it a color

that would match or contrast well with the colors of the building. The other sides will be bricked as proposed. He stated he could make a commitment on when the brick would be done but wanted to get his occupancy permit.

Ms. Mitchell moved to approve the site plan amendment as proposed. Mr. Brenholt seconded and the motion carried.

7. **SITE PLAN (SP-1519) – Apartment Building, 815 Chippewa Street**

Mr. Tufte presented a request to approve a site plan for an apartment building. Two homes would be removed for the development. As proposed, the apartment would be a 3-story, 4-unit structure with 28 bedrooms. There are 12 kitchens and 12 laundry rooms with 16 main level entries. Thus, based on City Code, staff finds this is a 12-unit apartment building and not a 4-unit building. We would recommend denial because it does not have the appropriate lot area (for 12-units the minimum area is 34,000 square feet, and this project has only 16,632 square feet).

Applicant, Dick Morris on behalf of the applicant JCAP Real Estate, showed before and after pictures of the project. The applicant owns student housing in the area and this project is also for students. They are trying to have a first-class building, and comments from parents reveal this would be good new modern student housing. He stated the 4-unit building is a 28 bedroom rooming house and not a 12 unit apartment. They think this project falls under the definition of the rooming house. The floor plan has been used on other campuses. There are multiple kitchens and laundry facilities to promote convenience and public safety. They questioned the one kitchen per unit City Code, and said they are more like kitchenettes to accommodate the needs of the students. The multiple doors are meant for ease of access and in case of emergency. The applicant has spoken with the neighborhood and has gained some favorable comments.

Helene Simar, 320 Broadway Street, President of the Historic Randall Park Neighborhood Association objected to the project since it goes against the objectives of the neighborhood plan. Specifically, she cited the design, compatibility, and massing as concerns with the proposal. The lot should also have more green space and not contain mostly improved surfaces. Per the zoning code, the project does not meet the required lot size rule and approving this project would set a bad precedence. She asked for the City to tighten up the residential mixed district zoning code so that extreme uses, like the project proposed, could not occur.

Barb Gramenz, 612 Chippewa Street, stated that when she moved into the 600 block of Chippewa Street it was all single-family owned homes. Over time she watched them turn into rentals and saw the neighborhood deteriorate. The proposal is not consistent with the neighborhood reinvestment actions the City is focused on in its Comprehensive Plan.

Marlene Arntson, 607 W. Grand Avenue, stated she has been fighting for the neighborhood for 40 years and there are a lot of great amenities in it. This project would not fit the neighborhood plan that took two years to update. A smaller apartment would be more appropriate.

Ms. Mitchell moved to approve the site plan as proposed. Mr. Seymour seconded and the motion failed unanimously, citing the project violates the zoning code regarding lot size and not consistent with the design policies of the neighborhood plan.

8. **SITE PLAN (SP-1520) – Lee Beverage Addition, 2714 Melby Street**

Mr. Tufte presented a request to approve a site plan for an addition to Lee Beverage facility at 2714 Melby Street. The addition is 15,750 square feet for more warehouse space. Parking has been met but needs to be maintained. The 30-foot wide curb cut on Melby Street is acceptable but the new 64-foot driveway on Davey Street should be reduced to 40 feet.

Applicant, Lonny Brown with Brown Builders, stated the owners are in agreement with all the conditions of the staff report.

Mr. Radabaugh moved to approve the site plan subject to staff conditions. Mr. Larsen seconded and the motion carried.

9. **SITE PLAN (SP-1521) – Jimmy John's, Truax Boulevard**

Mr. Tufte presented a request to approve a site plan for a building with a drive-up restaurant at the northwest corner of N. Clairemont Avenue and Truax Blvd. The 1.7 acre lot shows a 2,726 square foot building with Jimmy John's and a future tenant. A pedestrian connection needs to be made to Truax Blvd. Since signage is being proposed, the site plan will cover the master sign plan requirements. The CSM for the new lot needs to be recorded. A future traffic impact analysis will be required when traffic from this and other development triggers its need.

Applicant, Cory Schneider with Cedar Corporation, stated the owners are willing to comply with the staff conditions. He noted the shared driveway may reduce the need for the traffic analysis.

Mr. Pederson moved to approve the site plan as proposed subject to staff conditions. Mr. Granlund seconded and the motion carried.

10. **LANDMARK DESIGNATION – 1129 Bellevue Avenue**

Mr. Ivory presented a request to consider the local landmark designation of 1129 Bellevue Avenue. The Landmarks Commission is seeking to designate the home on the local register at their June meeting. The stone building was a church originally, a home since the 1920s, and now is being used as a preschool. In 2000 it was designated on the national register.

11. **DISCUSSION/DIRECTION**

A. Comprehensive Plan Update

Mr. Tufte stated the next meeting for the Comprehensive Plan is on June 11th. On June 30th, there will be an open house for the community to review the complete draft.

B. Code Compliance Items

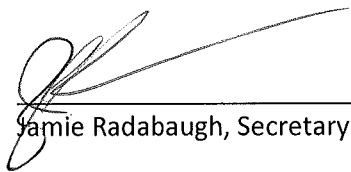
Mr. Weld asked that the home at 1920 Third Street be looked at since it is in bad shape.

C. Future Agenda Items  
None.

D. Additions or Corrections to Minutes  
None.

12. **MINUTES**

The minutes of the meeting of May 4, 2015 were approved.

  
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Jamie Radabaugh, Secretary